

Exeter Township Planning Commission Minutes June 4, 2019

Planning Commission chairperson, David Schafer, called the meeting to order at 7:05 pm. The meeting opened with the Pledge of Allegiance.

Roll Call: Present: Roger Bezek, John Bills, Leonard Kernyo, David Schafer
Excused: Dan Boggs, Dan Boggs, Rico Perez
Guests: Lucie Fortin, Exeter Township planner (with Mannik & Smith Group)

Correction / Approval of Agenda:

- ❖ **Motion: John Bills, 2nd Leonard Kernyo:** To accept meeting agenda as presented. **Motion carried.**

Approval of Minutes:

The following corrections were made to the May 7, 2019 planning commission meeting minutes;

- In the motion to accept the Planning Commission meeting minutes; correct date in motion (from March 5, 2019) to "April 2, 2019"

- ❖ **Motion: John Bills, 2nd Leonard Kernyo:** To accept the May 7, 2019 planning commission meeting minutes as corrected. **Motion carried.**

First Public Comment:

None

Old Business:

1). Planning commission members reviewed the updated (draft presented 6/4/2019) 2020 Exeter Township Master Plan. Changes recommended from the May 7, 2019 planning commission meeting were incorporated into the latest draft of the township master plan. Lucie Fortin, Exeter township planner, went over the new revisions in chapter 1, 2, 3, and 5. Chapter 4 "Existing Land Use" needs addition updating and will be reviewed at the July planning commission meeting.

Planning commission members reviewed the proposed future land use map. The size and location of future residential and commercial development were discussed. Two areas were targeted for future growth. One are of targeted residential growth is at Scofield and the second area is south-west of the current Exeter Township fire station. The fire station site also includes an area of future commercial development. Member discussed the need for two separate sites since

utilities (gas, water and sewer service) are already available at the Scofield site. Since the Master Plan "vision" is for 20 years into the future, development may occur around the fire station site because this is the "center of the township" and located on two major roads. Future township facilities may also be sited at fire station site such as parks, township buildings and buildings for public works and public use. Possible development to service the stone quarry could also be developed in these areas. Members were reminded that these proposed future land uses will not change the current zoning or property classification, only direct the location of future development.

Two additional areas were suggested including an area for future commercial development at the north-east corner of Doty and Scofield roads and to connect the two separate future residential areas along Sumpter road.

A final updated draft will be ready for the scheduled July 2019 planning commission meeting. Maps indicating season flood prone areas and an additional map showing current natural gas lines (and possible cable service lines) still need to be created. Once the proposed changes are completed, the planning commission will forward the master plan to the Exeter Township board for release (for comment) to our nearby townships and county planning. Comments from the board and the adjoining townships will be heard (presented) at a public hearing.

2). Copies of two "stand-alone" Exeter Township ordinances ("Blight" and "Dangerous Buildings)" was provided to planning commission members. Changes and revision to these ordinances can only be put into effect by township board action. Suggested changes to the Blight ordinance were highlighted. Lucie Fortin also commented that due the age of the Dangerous Buildings ordinance (1977), this document will need major rewriting and updating. Possible changes will be discussed at the July 2019 planning commission meeting.

New Business

None.

Second Public Comment

1). The next scheduled meeting of The Exeter Township Planning Commission will be held July 2, 2019 at the Exeter Township Hall beginning at 7:00 pm. If the scheduled date conflicts for planning commission members (due to the July 4th holiday) the meeting may be rescheduled.

❖ **Motion:** John Bills, 2nd Leonard Kernyo: To adjourn meeting. **Motion carried.**
The meeting was adjourned at 8:25 pm.

Respectfully submitted, _____

Roger Bezek, secretary
Exeter Township Planning Commission